

North Wyoming (K)
North Domingo
Boca (K)
District 4
Coalition
Referred
11/19/09

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

SUBDIVISION

- ☐ Major Subdivision action
- ☐ Minor Subdivision action
- ☐ Vacation
- ☐ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN

- ☒ for Subdivision
- ☒ for Building Permit
- ☐ Administrative Amendment (AA)
- ☐ IP Master Development Plan
- ☐ Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)

- ☐ Storm Drainage Cost Allocation Plan

Supplemental form

S Z

ZONING & PLANNING

- ☐ Annexation
- ☐ County Submittal
- ☐ EPC Submittal
- ☐ Zone Map Amendment (Establish or Change Zoning)
- ☐ Sector Plan (Phase I, II, III)
- ☐ Amendment to Sector, Area, Facility or Comprehensive Plan
- ☐ Text Amendment (Zoning Code/Sub Regs)
- ☐ Street Name Change (Local & Collector)
- ☐ D A **APPEAL / PROTEST of...**
- ☐ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICATION INFORMATION:

Professional/Agent (if any): Joshua Skarsgard PHONE: 505-262-2323
ADDRESS: 8220 San Pedro NE Suite 500 FAX: 505-998-9099
CITY: Albuquerque STATE NM ZIP 87113 E-MAIL: josh@skarsgardfirm.com

APPLICANT: Resolution Equities, LLC PHONE: 505-262-2323
ADDRESS: 8220 San Pedro NE Suite 500 FAX: 505-998-9099
CITY: Albuquerque STATE NM ZIP 87113 E-MAIL: _____

Proprietary interest in site: owner List all owners: James Achen, Gordon Skarsgard

DESCRIPTION OF REQUEST: Building permit to build a Mario's pizza restaurant and some retail space.

Is the applicant seeking incentives pursuant to the Family Housing Development Program? ☐ Yes ☒ No.

SITE INFORMATION: ACCURACY OF THE EXISTING LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.

Lot or Tract No. Lot 13 and portions of 20 & 21 Block: 10 Unit: 3 Tract 2

Subdiv/Addn/TBKA: North Albuquerque Acres

Existing Zoning: SU-2 MU Proposed zoning: SU-2 MU MRGCD Map No. _____

Zone Atlas page(s): C19 UPC Code: _____

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX-, Z-, V-, S-, etc.): _____

CASE INFORMATION:

Within city limits? ☒ Yes Within 1000FT of a landfill? NO

No. of existing lots: 2 No. of proposed lots: 2 Total area of site (acres): 1.75 +/-

LOCATION OF PROPERTY BY STREETS: On or Near: South side of Holly Ave West of Wyoming
Between: Holly Ave. and Paseo del Norte

Check-off if project was previously reviewed by Sketch Plat/Plan ☐, or Pre-application Review Team ☒ Date of review: 7/8/09

SIGNATURE [Signature] DATE 11/5/09

(Print) Joshua Skarsgard Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY

- ☐ INTERNAL ROUTING
- ☒ All checklists are complete
- ☒ All fees have been collected
- ☒ All case #s are assigned
- ☒ AGIS copy has been sent
- ☒ Case history #s are listed
- ☐ Site is within 1000ft of a landfill
- ☐ F.H.D.P. density bonus
- ☐ F.H.D.P. fee rebate

Application case numbers

ONEPC 40085

Action

SBP

EDY

CMF

Form revised 4/07

S.F.	Fees
	\$ 385.00
	\$ 75.00
	\$ 50.00
	\$
	\$
	Total
	\$ 510.00

Hearing date December 17, 2009

Planner signature / date [Signature] 11-3-09

Project # 1003532

FORM P(1): SITE PLAN REVIEW – E.P.C. PUBLIC HEARING

- ☐ **SITE DEVELOPMENT PLAN FOR SUBDIVISION** (EPC16) **Maximum Size: 24" x 36"**
☐ **IP MASTER DEVELOPMENT PLAN** (EPC11)
 — 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
 — Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **30 copies**.
 For IP master development plans, include general building and parking locations, and design requirements for buildings, landscaping, lighting, and signage.
 — Site plans and related drawings reduced to 8.5" x 11" format (1 copy)
 — Zone Atlas map with the entire property(ies) clearly outlined
 — Letter briefly describing, explaining, and justifying the request
 — Letter of authorization from the property owner if application is submitted by an agent
 — Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 — Completed Site Plan for Subdivision and/or Building Permit Checklist
 — Sign Posting Agreement
 — TIS/AQIA Traffic Impact Study form with required signature
 — Fee (see schedule)
 — List any original and/or related file numbers on the cover application
EPC hearings are approximately 7 weeks after the filing deadline. Your attendance is required.

- ☒ **SITE DEVELOPMENT PLAN FOR BUILDING PERMIT** (EPC15) **Maximum Size: 24" x 36"**

- ☐ **SITE DEVELOPMENT PLAN and/or WAIVER OF STANDARDS FOR WIRELESS TELECOM FACILITY** (EPC17)
 — ☒ 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
 — ☒ Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **30 copies**.
 — ☒ Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. (Folded to fit into an 8.5" by 14" pocket.) **30 copies**
 — ☒ Site plans and related drawings reduced to 8.5" x 11" format (1 copy)
 — ☒ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 — ☒ Letter briefly describing, explaining, and justifying the request
 — ☒ Letter of authorization from the property owner if application is submitted by an agent
 — ☒ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 — ☒ Sign Posting Agreement
 — ☒ Completed Site Plan for Subdivision and/or Building Permit Checklist
 — ☒ TIS/AQIA Traffic Impact Study form with required signature
 — ☒ Fee (see schedule)
 — ☒ List any original and/or related file numbers on the cover application

NOTE: For wireless telecom facilities (administrative reviews referred to the EPC, or requests for waivers of requirements) the following materials are required in addition to those listed above for application submittal:
 — Collocation evidence as described in Zoning Code §14-16-3-17(A)(5)
 — Notarized statement declaring # of antennas accommodated. Refer to §14-16-3-17(A)(10)(d)2
 — Letter of intent regarding shared use. Refer to §14-16-3-17(A)(10)(e)
 — Letter of description as above also addressing concealment issues, if relevant. Refer to §14-16-3-17(A)(12)(a)
 — Distance to nearest existing free standing tower and its owner's name if the proposed facility is also a free standing tower
 — Registered Engineer's stamp on the Site Development Plans
 — Office of Community & Neighborhood Coordination inquiry response as above **based on ¼ mile radius**
EPC hearings are approximately 7 weeks after the filing deadline. Your attendance is required.

- ☐ **AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT** (EPC01) **Maximum Size: 24" x 36"**
☐ **AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION** (EPC02)

- Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **30 copies**
 — DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) **30 copies**
 — DRB signed Site Plan for Subdivision, if applicable (required when amending SDP for Building Permit) **30 copies**
 — Site plans and related drawings reduced to 8.5" x 11" format (1 copy)
 — Zone Atlas map with the entire property(ies) clearly outlined
 — Letter briefly describing, explaining, and justifying the request
 — Letter of authorization from the property owner if application is submitted by an agent
 — Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 — Sign Posting Agreement
 — Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
 — TIS/AQIA Traffic Impact Study form with required signature
 — Fee (see schedule)
 — List any original and/or related file numbers on the cover application
EPC hearings are approximately 7 weeks after the filing deadline. Your attendance is required.

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

Joshua Skarsgard as Agent
 Applicant name (print)
Joshua Skarsgard
 Applicant signature / date



Form revised October 2007

- ☒ Checklists complete
☒ Fees collected
☐ Case #s assigned
☒ Related #s listed

Application case numbers
 291 EPC - 40053

11-5-09
 Planner signature / date
 Project # 1003532

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) / AIR QUALITY IMPACT ASSESSMENT (AQIA) FORM

APPLICANT: Mario's Restaurant DATE OF REQUEST: 10/26/09 ZONE ATLAS PAGE(S): C-19

CURRENT:

ZONING SU-2 MINED 1/4S
PARCEL SIZE (AC/SQ. FT.) 1.39 AC / 60,486 S.F.

LEGAL DESCRIPTION:

LOT OR TRACT # 13,29,21 BLOCK # 10
SUBDIVISION NAME North Albuquerque Acres

REQUESTED CITY ACTION(S):

ANNEXATION	<input type="checkbox"/>	SECTOR PLAN	<input type="checkbox"/>	SITE DEVELOPMENT PLAN:
COMP. PLAN	<input type="checkbox"/>	ZONE CHANGE	<input type="checkbox"/>	A) SUBDIVISION <input type="checkbox"/> BUILDING PERMIT <input checked="" type="checkbox"/>
AMENDMENT	<input type="checkbox"/>	CONDITIONAL USE	<input type="checkbox"/>	B) BUILD'G PURPOSES <input type="checkbox"/> ACCESS PERMIT <input type="checkbox"/>
				C) AMENDMENT <input type="checkbox"/> OTHER <input type="checkbox"/>

PROPOSED DEVELOPMENT:

NO CONSTRUCTION/DEVELOPMENT ☐
NEW CONSTRUCTION ☒
EXPANSION OF EXISTING DEVELOPMENT ☐

GENERAL DESCRIPTION OF ACTION: ¹

OF UNITS: 2 B.DGS.
BUILDING SIZE: 12,200 TOTAL (sq. ft.)

NOTES: 1. Changes made to development proposals / assumptions, from the information provided above, may change the TIS or AQIA analysis requirements.

APPLICANT OR REPRESENTATIVE [Signature] DATE 10/26/09
(TO BE SIGNED UPON COMPLETION OF PROCESSING BY TRAFFIC ENGINEER AND ENVIRONMENTAL HEALTH)

Planning Department, Development & Building Services Division, Transportation Development Section -
2ND Floor West, 600 2ND St. NW, Plaza del Sol Building, City, 87102, phone 924-3994

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES ☐ NO ☒ BORDERLINE ☐

THRESHOLDS MET? YES ☒ NO ☐ MITIGATING REASONS FOR NOT REQUIRING TIS: PREVIOUSLY STUDIED: ☒

Notes: PLAZA @ LA MEVA TIS (7-29-04)

If a TIS is required: a scoping meeting (as outlined in the development process manual) must be held to define the level of analysis needed and the parameters of the study. Any subsequent changes to the development proposal identified above may require an update or new TIS.

TRAFFIC ENGINEER [Signature]

DATE 10-26-09

Air Quality Impact Analysis (AQIA) May Be Required:

Section 14-16-3-14 of the COA Comprehensive Zoning Code contains threshold requirements for air quality studies. Criteria and thresholds contained in the Zoning Code specify which land use or plan actions will require preparation of an AQIA. Please refer to this section in order to determine if your proposal merits study for air quality impacts. An AQIA is not required, if a TIS is not required by the City or an associated TIS shows all signalized intersections functioning at Level of Service (LOS) C or better. An AQIA will only be required for a Sector Development Plan or Sector Development Plan Amendment if it meets AQIA thresholds in the Zoning Code.

AIR QUALITY IMPACT ANALYSIS (AQIA) REQUIRED: YES ☐ NO ☒

Contact an Air Quality Planner at 768-2660 to insure that input is received from the Air Quality Division during the scoping of the companion TIS. Any subsequent changes to the development proposal identified above may require an update or new AQIA.

APPLICANT [Signature]

DATE 10/26/09

Required TIS and/or AQIA must be completed prior to applying to the EPC. Arrangements must be made prior to submittal if a variance to this procedure is requested and noted on this form, otherwise the application may not be accepted or deferred if the arrangements are not complied with.

TIS -SUBMITTED / /
-FINALIZED / /

TRAFFIC ENGINEER

DATE

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

This checklist will be used to verify the completeness of site plans submitted for review by the Environmental Planning Commission and Development Review Board. Because development proposals vary in type and scale, there may be submittal requirements that are not specified here. Nonetheless, applicants are responsible for providing a complete submittal. Certification as specified below is required.

I CERTIFY THAT THE SUBMITTED SITE DEVELOPMENT PLAN IS COMPLETE AND ACCURATE, AND THAT ALL APPLICABLE INFORMATION AS SPECIFIED IN THIS CHECKLIST IS PROVIDED. FURTHER, I UNDERSTAND THAT THIS APPLICATION IS BEING ACCEPTED PROVISIONALLY AND THAT INACCURATE AND/OR INCOMPLETE INFORMATION MAY RESULT IN THE SUBSEQUENT REJECTION OF THE APPLICATION OR IN A DELAY OF ONE MONTH OR MORE IN THE DATE THE APPLICATION IS SCHEDULED FOR PUBLIC HEARING.

Applicant or Agent Signature / Date

NOTE: MAXIMUM SIZE FOR SUBMITTAL IS 24" X 36".

NOTE: MAXIMUM SIZE FOR SUBMITTAL IS 24" X 36".

Site development plan packets shall be composed of the following plan sheets (unless otherwise approved in writing prior to submittal by the Planning Department):

1. **Site Plan** (including utilities and easements)
2. **Landscaping Plan**
3. **Preliminary Grading Plan** (A separate Grading Plan sheet is required for a sites 1 acre or more.)
4. **Building and Structure Elevations**
5. **Conceptual Utility Plan**
6. **Previously approved Development Plan (if applicable)**

Submitted plan packets must be organized in the above manner. The following checklist describes the minimum information necessary for each plan element. **The Applicant must include all checklist items on their site plan drawings and confirm inclusion by checking off the items below. Non-applicable items must be labeled "N/A." Each non-applicable designation must be explained by notation on the Checklist.**

Accompanying Material

- ☒ A. 8-1/2" x 11" reduction for each plan sheet.
- ☒ B. **Written project summary.** Each application must include a brief narrative description of the proposed project, its primary features and how compatibility with the surrounding context has been achieved.

SHEET #1 - SITE PLAN

A. General Information

- ✓ 1. Date of drawing and/or last revision
✓ 2. Scale: 1.0 acre or less 1" = 10"
1.0 - 5.0 acres 1" = 20"
Over 5 acres 1" = 50"
Over 20 acres 1" = 100" [Other scales as approved by staff]
- ✓ 3. Bar scale
✓ 4. North arrow
✓ 5. Scaled vicinity map
✓ 6. Property lines (clearly identify)
✓ 7. Existing and proposed easements (identify each)
✓ 8. Phases of development including location and square footages of structures, circulation, parking and landscaping

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

B. Proposed Development (If supplemental Sheets are used please indicate sheet #)

1. Structural

- ☒ A. Location of existing & proposed structures (distinguish between existing & proposed, include phasing)
- ☒ B. Square footage of each structure
- ☒ C. Proposed use of each structure
- ☒ D. Temporary structures, signs and other improvements
- ☒ E. Walls, fences, and screening: indicate height, length, color and materials
- ☒ F. Dimensions of all principal site elements or typical dimensions thereof
- ☒ G. Loading facilities
- ☒ H. Site lighting (indicate height & fixture type)
- ☒ I. Indicate structures within 20 feet of site
- ☒ J. Elevation drawing of refuse container and enclosure, if applicable.
- ☒ K. Site amenities including patios, benches, tables, (indicating square footage of patios/ plazas).

2. Parking and Circulation

- ☒ A. Parking layout with spaces numbered per aisle and totaled.
 - ☒ 1. **Location and typical dimensions**, including handicapped spaces
 - ☒ 2. **Calculations:** spaces required: 94 provided: 94
Handicapped spaces (included in required total) required: 4 provided: 4
Motorcycle spaces (in addition to required total) required: 3 provided: 3
- ☒ B. Bicycle parking & facilities
 - ☒ 1. Bicycle racks, spaces required: 5 provided: 5
 - ☒ 2. Bikeways and other bicycle facilities, if applicable
- ☒ C. Public Transit
 - ☒ 1. Bus facilities, including routes, bays and shelters existing or required
- ☒ D. Pedestrian Circulation
 - ☒ 1. Location and dimensions of all sidewalks and pedestrian paths
 - ☒ 2. Location and dimension of drive aisle crossings, including paving treatment
- ☒ E. Vehicular Circulation (Refer to Chapter 23 of DPM)
 - ☒ 1. Ingress and egress locations, including width and curve radii dimensions
 - ☒ 2. Drive aisle locations, including width and curve radii dimensions
 - ☒ 3. End aisle locations, including width and curve radii dimensions
 - ☒ 4. Location & orientation of refuse enclosure, with dimensions
 - ☒ 5. Curb cut locations and dimensions
 - ☒ 6. Existing and proposed street widths, right-of-way widths and curve radii
 - ☒ 7. Identify existing and proposed turn lanes, deceleration lanes and similar features related to the functioning of the proposal, with dimensions
 - ☒ 8. Location of traffic signs and signals related to the functioning of the proposal
 - ☒ 9. Identify existing and proposed medians and median cuts

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

3. Phasing

- N/A A. Proposed phasing of improvements and provision for interim facilities. Indicate phasing plan, including location and square footage of structures and associated improvements including circulation, parking and landscaping.

SHEET #2 LANDSCAPING PLAN

Landscaping may be shown on sheet #1 with written approval from Planning Department staff.

- ☒ 1. Scale - must be same as scale on sheet #1 - Site plan
- ☒ 2. Bar Scale
- ☒ 3. North Arrow
- ☒ 4. Property Lines
- ☒ 5. Existing and proposed easements
- ☒ 6. Identify nature of ground cover materials
 - ☒ A. Impervious areas (pavement, sidewalks, slope pavings, curb and gutters, etc.)
 - ☒ B. Pervious areas (planting beds, grass, ground cover vegetation, etc.)
 - N/A C. Ponding areas either for drainage or landscaping/recreational use
- ☒ 7. Identify type, location and size of plantings (common and/or botanical names).
 - N/A A. Existing, indicating whether it is to be preserved or removed.
 - ☒ B. Proposed, to be established for general landscaping.
 - ☒ C. Proposed, to be established for screening/buffering.
- ☒ 8. Describe irrigation system – Phase I & II . . .
- ☒ 9. Backflow prevention detail
- ☒ 10. Planting Beds, indicating square footage of each bed
- N/A 11. Turf Area - only 20% of landscaped area can be high water turf; provide square footage and percentage.
- ☒ 12. Responsibility for Maintenance (statement)
- ☒ 13. Statement of compliance with Water Conservation... Ordinance, see article 6-1-1-1.
- ☒ 14. Landscaped area requirement; square footage and percent (specify clearly on plan)
- ☒ 15. Landscaped area provided; square footage and percent (specify clearly on plan)
- ☒ 16. Planting or tree well detail
- ☒ 17. Street Tree Plan as defined in the Street Tree Ord.

SHEET # 3 PRELIMINARY GRADING PLAN

The Preliminary Grading Plan provides the Planning Commission and staff with an understanding of site topography and how it relates to adjacent property. Planning staff may waive or allow adjustments to the Preliminary Grading Plan requirements for sites that are small, relatively flat and have no existing or proposed extraordinary drainage facilities. Waivers must be obtained in writing from the City Engineer prior to application submittal.

Grading information for sites that are under 1 acre can be included on Sheet #1 with written approval from the Planning Department Staff.

A. General Information

- ☒ 1. Scale - must be same as Sheet #1 - Site Plan
- ☒ 2. Bar Scale
- ☒ 3. North Arrow
- ☒ 4. Property Lines
- ☒ 5. Existing and proposed easements

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

- ✓ 6. Building footprints
- N/A 7. Location of Retaining walls

B. Grading Information

- ✓ 1. On the plan sheet, provide a narrative description of existing site topography, proposed grading improvements and topography within 100 feet of the site.
- ✓ 2. Indicate finished floor elevation and provide spot elevations for all corners of the site (existing and proposed) and points of maximum cut or fill exceeding 1 foot.
- N/A 3. Identify ponding areas
- N/A 4. Cross Sections
Provide cross section for all perimeter property lines where the grade change is greater than 4 feet at the point of the greatest grade change. Provide one additional cross section in each direction within no more than 100 feet of the reference point.

SHEET #4 UTILITY PLAN

- ✓ 1. Fire hydrant locations, existing and proposed.
- ✓ 2. Distribution lines
- ✓ 3. Right-of-Way and easements, existing and proposed, on the property and adjacent to the boundaries, with identification of types and dimensions.
- ✓ 4. Existing water, sewer, storm drainage facilities (public and/or private).
- ✓ 5. Proposed water, sewer, storm drainage facilities (public and/or private)

SHEET #5 BUILDING AND STRUCTURE ELEVATIONS

A. General Information

- ✓ A. Scale (minimum of 1/8" or as approved by Planning Staff).
- ✓ B. Bar Scale
- ✓ C. Detailed Building Elevations for each facade
 - ✓ 1. Identify facade orientation (north, south, east, & west).
 - ✓ 2. Facade dimensions including overall height and width
 - ✓ 3. Location, dimensions, materials, and colors of principle façade elements- windows, doors, etc.
 - ✓ 4. For EPC and DRB submittals only – Color renderings or similar (12 copies) illustrations
- N/A E. Site Development Plans for single family residential projects with multiple units may require submittal of specific information on building features in lieu of elevation drawings for each building. Applicants are advised to discussed submittal requirements with Planning Department staff.

B. Signage

- ✓ 1. Site location(s)
- ✓ 2. Sign elevations to scale
- ✓ 3. Dimensions, including height and width
- ✓ 4. Sign face area - dimensions and square footage clearly indicated
- ✓ 5. Lighting
- ✓ 6. Materials and colors for sign face and structural elements.

THE
Skarsgard Firm, P.C.

JOSHUA J. SKARSGARD, ESQ.
ATTORNEY AT LAW

8220 SAN PEDRO NE, SUITE 500
ALBUQUERQUE, NM 87113

GORDON L. SKARSGARD, ESQ.
ATTORNEY AT LAW

TEL: (505) 262-2323
FAX: (505) 998-9099

July 15, 2009

City of Albuquerque
Planning Department
600 2nd St. NW
Albuquerque, NM 87103

*Re: Agency Authorization for Joshua J. Skarsgard to act as our agent on behalf of me
and/or our entity at the Planning Commission.*

Dear City of Albuquerque Planning Department:


Please be advised that Joshua J. Skarsgard has been granted the express authority to represent me and our entity in regards to any and all matters within the Planning Commission, including but not limited to, application for an Environmental Planning Commission Hearing.

. All questions and communication should be directed to Mr. Mahoney at:

Joshua J. Skarsgard
8220 San Pedro NE, Suite 500
Albuquerque, NM 87113
Phone (505) 262-2323
Fax (505) 998-9099
josh@skarsgardfirm.com

Thank you in advance for your cooperation.

Sincerely,


Gordon L. Skarsgard
Co-Managing Member, Resolution Equities, L.L.C.

THE
Skarsgard Firm, P.C.

JOSHUA J. SKARSGARD, ESQ.
ATTORNEY AT LAW

8220 SAN PEDRO NE, SUITE 500
ALBUQUERQUE, NM 87113

GORDON L. SKARSGARD, ESQ.
ATTORNEY AT LAW

TEL: (505) 262-2323
FAX: (505) 998-9099

November 5, 2009

City of Albuquerque
Planning Department
Environmental Planning Commission
600 2nd St. NW
Albuquerque, NM 87103

Dear EPC:

Please be advised that The Skarsgard Firm, P.C., represents the Applicant for this application for building permit for the real property described as a portion of Lot 13 and portions of Lots 20 and 21, Block 10, Unit 3 in North Albuquerque Acres. The subject site is located at the northwest corner of the Paseo del Norte and Wyoming Blvd. intersection just west of the Paseo Village shopping center and contiguous to the Holly Ave.

The attached application for Site Plan for Building Permit is being requested to make available the construction of a Mario's Pizza restaurant and approximately 8,000 square feet of retail "spec" space. The proposed buildings will comply with all design guidelines for the area and the adopted Sector Development Plan. The project will also share two points of access with the Paseo Village shopping center to the east generating a congruent traffic network that will be a benefit to the community and the patrons of the retail development.

Below is my contact information. Please feel free to contact me with any questions or comments.

Joshua Skarsgard
The Skarsgard Firm, P.C.
8220 San Pedro NE Suite 500
Albuquerque, NM 87113
Phone: 505-262-2323
Fax: 505-998-9099
E-mail: josh@skarsgardfirm.com

Sincerely,


Joshua Skarsgard
Attorney at Law



**Dekker
Perich
Sabatini**

1800 Jefferson Ave. Suite 100
Albuquerque, NM 87102
505.241.1700
505.241.1711
www.dpsn.com

NOTES

KEYED NOTES

1. EXISTING 8" SANITARY MANHOLE - P.C.
2. NEW 8" PVC WATER LINE EXTENSION
3. 8" GATE VALVE AND VALVE BOX
4. EXISTING MANHOLE
5. 8" GATE VALVE AND VALVE BOX
6. WATER SERVICE CONNECTION

LEGEND

- SANITARY MANHOLE
- SANITARY MANHOLE
- WATER LINE
- WATER METER
- PROPERTY LINE
- SEWER CLEAN OUT
- FIRE HYDRANT
- WATER LINE VALVE
- CONCRETE BLOCKING

**7441 & 7501
Paseo Del Norte
Albuquerque, New Mexico 87113**

REVISIONS

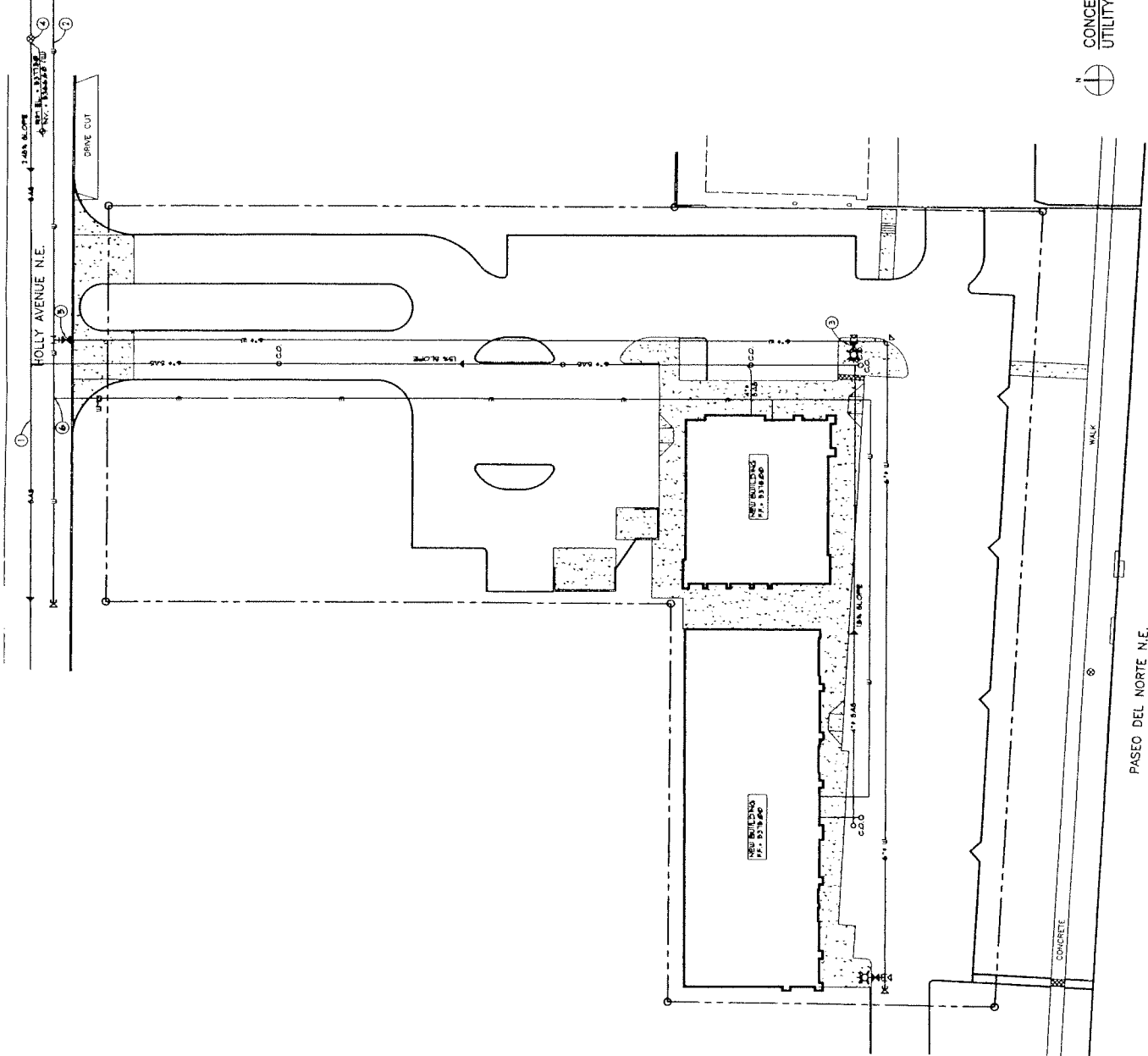
DRAWN BY	LEK
REVIEWED BY	BAW
DATE	NOVEMBER 1, 2009
PROJECT NO.	09-0025
DRAWING NAME	

**CONCEPTUAL
SITE UTILITY PLAN**



**CONCEPTUAL SITE
UTILITY PLAN**

C102
of



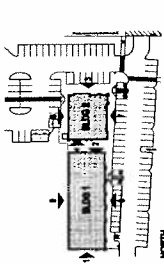
7441 & 7501
Pasero Del Norte
Albuquerque, New Mexico 87113



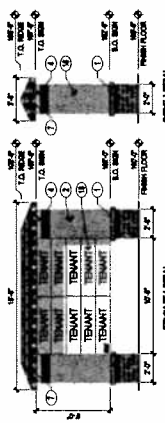
Dekker Perio Sabatini
7441 Jefferson Ave. Suite 100
Albuquerque, NM 87109
505 314-7149
fax 505 314-7122
info@dekperio.com

ARCHITECT

- GENERAL NOTES**
1. EXAMINE THE SOILS TO PROVIDE COMPLETENESS OF INFORMATION AND QUALITY OF THE CONSTRUCTION.
 2. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS OF THE CITY OF ALBUQUERQUE.
 3. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN OF THE BUILDING AND THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN OF THE BUILDING.
 4. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN OF THE BUILDING AND THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN OF THE BUILDING.
 5. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN OF THE BUILDING AND THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN OF THE BUILDING.
 6. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN OF THE BUILDING AND THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN OF THE BUILDING.
 7. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN OF THE BUILDING AND THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN OF THE BUILDING.
 8. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN OF THE BUILDING AND THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN OF THE BUILDING.
 9. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN OF THE BUILDING AND THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN OF THE BUILDING.
 10. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN OF THE BUILDING AND THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN OF THE BUILDING.

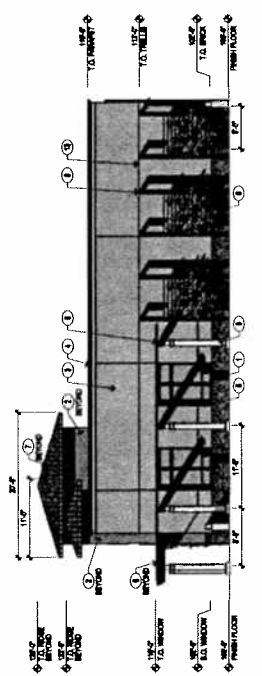


KEY PLAN



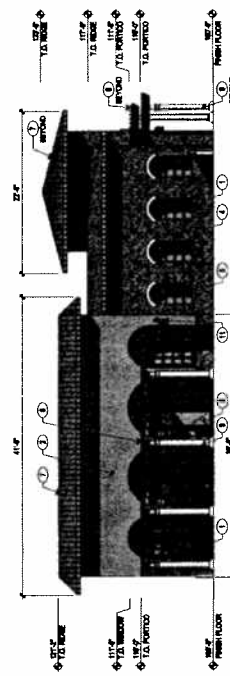
FRONT VIEW
MONUMENT SIGNS - 50 S.F.
LOOKING EAST

SCALE 1/8" = 1'-0"



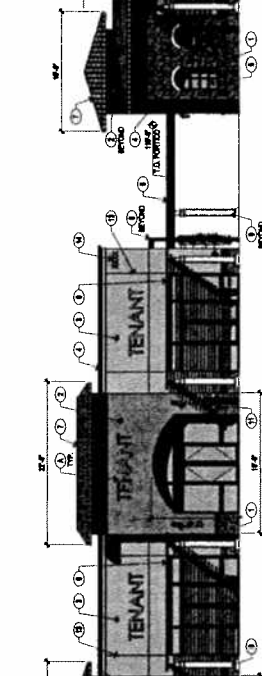
1 WEST ELEVATION (BUILDING 1)
LOOKING EAST

SCALE 1/8" = 1'-0"



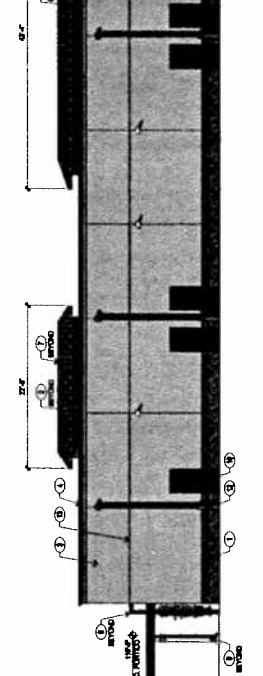
2 EAST ELEVATION (BUILDING 1)
LOOKING WEST

SCALE 1/8" = 1'-0"



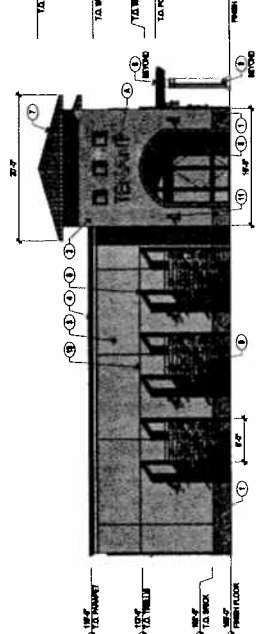
3 EAST ELEVATION (BUILDING 2)
LOOKING WEST

SCALE 1/8" = 1'-0"



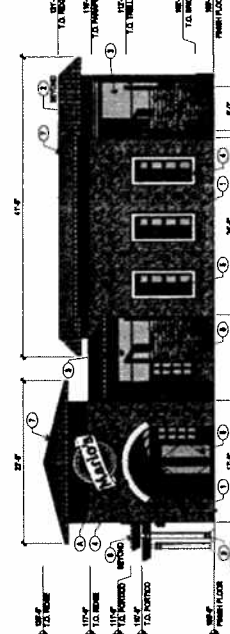
4 WEST ELEVATION (BUILDING 2)
LOOKING EAST

SCALE 1/8" = 1'-0"



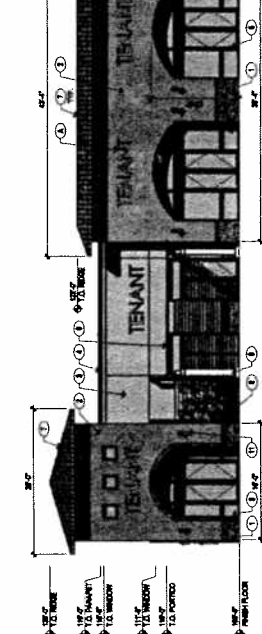
5 MONUMENT SIGNS - 50 S.F.
LOOKING EAST

SCALE 1/8" = 1'-0"



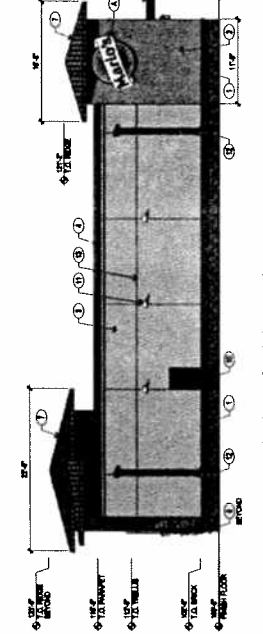
6 SOUTH ELEVATION (BUILDING 1)
LOOKING NORTH

SCALE 1/8" = 1'-0"



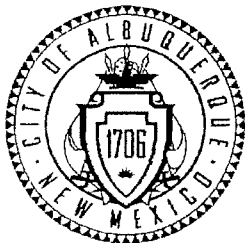
7 SOUTH ELEVATION (BUILDING 2)
LOOKING SOUTH

SCALE 1/8" = 1'-0"



8 NORTH ELEVATION (BUILDING 2)
LOOKING SOUTH

SCALE 1/8" = 1'-0"



DEVELOPER INQUIRY SHEET

(To be completed prior to application submittal)

The Office of Neighborhood Coordination (ONC) located in Room 120 (basement) of the Plaza Del Sol Building, 600 Second Street NW, Fax: (505) 924-3913 – will need the following information **BEFORE** neighborhood and/or homeowner association information will be released to the applicant/agent on any project being presented to the Planning Department of the City of Albuquerque. If you have any questions, please feel free to contact our office at (505) 924-3914. **Your Developer Inquiry is for the following:**

Cell Tower & Type: ☐ Free-Standing Tower -OR- ☐ Concealed Tower

Private Development ☒ EPC ☐ DRB ☐ LUCC ☐ Liquor Submittal

☐ Administrative Amendments (AA's)

City Project ☐

Special Exception Application (ZHE) ☐

CONTACT NAME: Trisha Lopes

COMPANY NAME: The Skarsgard Firm

ADDRESS/ZIP: 8220 San Pedro NE Ste 500

PHONE: 505-262-2323

FAX: 505-998-9099

LEGAL DESCRIPTION INFORMATION

PLEASE FORWARD INFORMATION ON ANY NEIGHBORHOOD AND/OR HOMEOWNER ASSOCIATION IN THE AREA OF THE PROPERTY DESCRIBED BELOW:

Lot 13 and a portion of Lots 20 and 21 Block 10

Unit 3 North Albuquerque Acres

LEGAL DESCRIPTION

LOCATED ON

Paseo del Norte West of Paseo Village Shopping center

STREET NAME OR OTHER IDENTIFYING LANDMARK

BETWEEN Holly Ave

STREET NAME OR OTHER IDENTIFYING LANDMARK

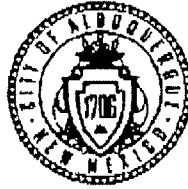
Paseo del Norte

STREET NAME OR OTHER IDENTIFYING LANDMARK

THE SITE IS INDICATED ON THE FOLLOWING ZONE ATLAS PAGE (C19).

(PLEASE MARK/HATCH ZONE MAP WHERE PROPERTY IS LOCATED)

(Zone Map **MUST** be provided with request)



City of Albuquerque

PLEASE NOTE: The Neighborhood Association information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter – you will need to get an updated letter from our office. It is your responsibility to provide current information – outdated information may result in a deferral of your case.

Date: August 5, 2009

TO CONTACT NAME: Justa Lopez
 COMPANY/AGENCY: The Spaydall Firm
 ADDRESS/ZIP: 8220 San Pedro NE, Ste 300 / 87113
 PHONE/FAX #: 262-2323 998-9099-FAX

Thank you for your inquiry of 8-5-09 (date) requesting the names of **ALL Affected**

Neighborhood and/or Homeowner Associations who would be affected under the provisions of O-92 by your proposed project at Lot 13 and a portion of Lots 20-21, Block 10, Unit 3, North Albuquerque Acres
 zone map page(s) C-19

Our records indicate that the **Affected Neighborhood and/or Homeowner Associations** affected by this proposal and the contact names are as follows:

NORTH WYOMING NA
 Neighborhood or Homeowner Association
 Contacts: AMY WASKO
7808 CALLOWAY 187109
821-4597(h)
NANCI CARRIVEAU
8309 KRM DR. NE 187109
821-8673(h)

NORTH DOMINGO BACA
 Neighborhood or Homeowner Association
 Contacts: JUDIE PELLEGRINO
8515 MURRELET NE / 87113
821-8516(h)
ERIK BOSE
7200 PEREGRINE NE / 87113
881-2542(h)

See reverse side for additional Neighborhood and/or Homeowner Associations Information:

YES { ☒ } NO { ☐ }

Please note that according to O-92 you are required to notify each of these contact persons by **CERTIFIED MAIL. RETURN RECEIPT REQUESTED. BEFORE** the Planning Department will accept your application filing. **IMPORTANT! FAILURE OF ADEQUATE NOTIFICATION MAY RESULT IN YOUR APPLICATION HEARING BEING DEFERRED FOR 30 DAYS.** If you have any questions about the information provided, please contact our office at (505) 924-3914 or by fax at 924-3913.

Sincerely,

Stephan [Signature]
 OFFICE OF NEIGHBORHOOD COORDINATION

ATTENTION: Both contacts for each Neighborhood and/or Homeowner Associations need to be notified.

Additional Neighborhood or Homeowner Association Information

- District 4 Coalition
of NAs...

Contacts: _____

AMY WHITLING
P.O. BOX 91343 / 87199-1343
440-7028 (h)
BAMBI FOLK
6617 ESTHER NE / 87109
821-9560 (h)

Neighborhood or Homeowner Association

Contacts: _____

Neighborhood or Homeowner Association

Contacts: _____

Neighborhood or Homeowner Association

Contacts: _____

Neighborhood or Homeowner Association

Contacts: _____

Neighborhood or Homeowner Association

Contacts: _____

Neighborhood or Homeowner Association

Contacts: _____

Neighborhood or Homeowner Association

Contacts: _____

NOTICE TO APPLICANTS - SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

Applicants for Zone Change, Site Plan, Sector Development Plan approval or an amendment to a Sector Development Plan by the EPC, DRB, etc. are required under Council Bill O-92 to notify **ALL AFFECTED NEIGHBORHOOD AND/OR HOMEOWNER ASSOCIATIONS** PRIOR TO FILING THE APPLICATION TO THE PLANNING DEPARTMENT. Because the purpose of the notification is to ensure communication as a means of identifying and resolving problems early, it is essential that the notification be fully informative.

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

1. The street address of the subject property.
2. The legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision.
3. A physical description of the location, referenced to streets and existing land uses.
4. A complete description of the actions requested of the EPC:
 - a) If a **ZONE CHANGE OR ANNEXATION**, the name of the existing zone category and primary uses and the name of the proposed category and primary uses (i.e., "from the R-T Townhouse zone, to the C-2 Community Commercial zone").
 - b) If a **SITE DEVELOPMENT OR MASTER DEVELOPMENT PLAN** approval or amendments describe the physical nature of the proposal (i.e., "an amendment to the approved plan to allow a drive-through restaurant to be located just east of the main shopping center entrance off Montgomery Blvd.").
 - c) If a **SECTOR DEVELOPMENT PLAN OR PLAN AMENDMENT** a general description of the plan area plan concept, the mix of zoning and land use categories proposed and description of major features such as location of significant shopping centers, employment centers, parks and other public facilities.
5. The name, address and telephone number of the applicant and of the agent (if any). In particular the name of an individual contact person will be helpful so that neighborhood and/or homeowner associations may contact someone with questions or comments.

INFORMATION FROM THE OFFICE OF NEIGHBORHOOD COORDINATION

The following information should always be in each application packet that you submit for an EPC or DRB application. Listed below is a "Checklist" of the items needed.

- ☒ [✓] ONC's "Official" Letter to the applicant (if there are associations). A copy must be submitted with application packet -OR-
- ☐ [] The ONC "Official" Letter (if there are no associations). A copy must be submitted with application packet.
- ☒ [✓] Copies of Letters to Neighborhood and/or Homeowner Associations (if there are associations). A copy must be submitted with application packet.
- ☒ [✓] Copies of the certified receipts to Neighborhood and/or Homeowner Associations (if there are associations). A copy must be submitted with application packet.

Just a reminder - Our ONC "Official" Letter is only valid for a one (1) month period and if you haven't submitted your application by this date, you will need to get an updated letter from our office.

(Below this line for ONC use only)

Date of Inquiry: 8/5/09 Time Entered: 4pm ONC Rep. Initials: [Signature]

THE
Skarsgard Firm, P.C.

JOSHUA J. SKARSGARD, ESQ.
ATTORNEY AT LAW

8220 SAN PEDRO NE, SUITE 500
ALBUQUERQUE, NM 87113

GORDON L. SKARSGARD, ESQ.
ATTORNEY AT LAW

TEL: (505) 262-2323
FAX: (505) 998-9099

November 5, 2009

North Domingo Baca
Attention: Judie Pellegrino
8515 Murrelet NE
Albuquerque, NM 87113

FILE COPY

Dear Ms. Pellegrino:

Please be advised that The Skarsgard Firm, P.C., represents the Applicant for an application for site plan for building permit for the real property described as a portion of Lot 13 and portions of Lots 20 and 21, Block 10, Unit 3 in North Albuquerque Acres ("Subject Site"). The Subject Site is located at the northwest corner of the Paseo del Norte and Wyoming Blvd. intersection just west of the Paseo Village shopping center and contiguous to the Holly Ave.

The Environmental Planning Commission of the City of Albuquerque requires that notification is made to all affected Neighborhood and/or Homeowner Associations anytime an application is submitted for a Site Plan for Building Permit.

Our application will be submitted on November 5, 2009 for a Site Plan for Building Permit for the Subject Site. The application being requested will make available the construction of a Mario's Pizza restaurant and approximately 8,000 square feet of retail "spec" space. The proposed buildings will comply with all design guidelines for the area and the adopted Sector Development Plan. The project will also share two points of access with the Paseo Village shopping center to the east generating a congruent traffic network that will be a benefit to the community and the patrons of the retail development. Below is my contact information. Please feel free to contact me with any questions or comments.

Joshua Skarsgard
The Skarsgard Firm, P.C.
8220 San Pedro NE Suite 500
Albuquerque, NM 87113
Phone: 505-262-2323
E-mail: josh@skarsgardfirm.com

Sincerely,

Joshua Skarsgard

THE
Skarsgard Firm, P.C.

JOSHUA J. SKARSGARD, ESQ.
ATTORNEY AT LAW

GORDON L. SKARSGARD, ESQ.
ATTORNEY AT LAW

8220 SAN PEDRO NE, SUITE 500
ALBUQUERQUE, NM 87113

FILE COPY

TEL: (505) 262-2323
FAX: (505) 998-9099

November 5, 2009

North Wyoming Neighborhood Association
Attention: Nanci Carriveau
8309 Krim Dr. NE
Albuquerque, NM 87109

Dear Ms. Carriveau:

Please be advised that The Skarsgard Firm, P.C., represents the Applicant for an application for site plan for building permit for the real property described as a portion of Lot 13 and portions of Lots 20 and 21, Block 10, Unit 3 in North Albuquerque Acres ("Subject Site"). The Subject Site is located at the northwest corner of the Paseo del Norte and Wyoming Blvd. intersection just west of the Paseo Village shopping center and contiguous to the Holly Ave.

The Environmental Planning Commission of the City of Albuquerque requires that notification is made to all affected Neighborhood and/or Homeowner Associations anytime an application is submitted for a Site Plan for Building Permit.

Our application will be submitted on November 5, 2009 for a Site Plan for Building Permit for the Subject Site. The application being requested will make available the construction of a Mario's Pizza restaurant and approximately 8,000 square feet of retail "spec" space. The proposed buildings will comply with all design guidelines for the area and the adopted Sector Development Plan. The project will also share two points of access with the Paseo Village shopping center to the east generating a congruent traffic network that will be a benefit to the community and the patrons of the retail development. Below is my contact information. Please feel free to contact me with any questions or comments.

Joshua Skarsgard
The Skarsgard Firm, P.C.
8220 San Pedro NE Suite 500
Albuquerque, NM 87113
Phone: 505-262-2323
E-mail: josh@skarsgardfirm.com

Sincerely,

Joshua Skarsgard

THE
Skarsgard Firm, P.C.

JOSHUA J. SKARSGARD, ESQ.
ATTORNEY AT LAW

GORDON L. SKARSGARD, ESQ.
ATTORNEY AT LAW

FILE COPY

8220 SAN PEDRO NE, SUITE 500
ALBUQUERQUE, NM 87113

TEL: (505) 262-2323
FAX: (505) 998-9099

November 5, 2009

North Wyoming Neighborhood Association
Attention: Amy Wasko
7808 Callow NE
Albuquerque, NM 87109

Dear Ms. Wasko:

Please be advised that The Skarsgard Firm, P.C., represents the Applicant for an application for site plan for building permit for the real property described as a portion of Lot 13 and portions of Lots 20 and 21, Block 10, Unit 3 in North Albuquerque Acres ("Subject Site"). The Subject Site is located at the northwest corner of the Paseo del Norte and Wyoming Blvd. intersection just west of the Paseo Village shopping center and contiguous to the Holly Ave.

The Environmental Planning Commission of the City of Albuquerque requires that notification is made to all affected Neighborhood and/or Homeowner Associations anytime an application is submitted for a Site Plan for Building Permit.

Our application will be submitted on November 5, 2009 for a Site Plan for Building Permit for the Subject Site. The application being requested will make available the construction of a Mario's Pizza restaurant and approximately 8,000 square feet of retail "spec" space. The proposed buildings will comply with all design guidelines for the area and the adopted Sector Development Plan. The project will also share two points of access with the Paseo Village shopping center to the east generating a congruent traffic network that will be a benefit to the community and the patrons of the retail development. Below is my contact information. Please feel free to contact me with any questions or comments.

Joshua Skarsgard
The Skarsgard Firm, P.C.
8220 San Pedro NE Suite 500
Albuquerque, NM 87113
Phone: 505-262-2323
E-mail: josh@skarsgardfirm.com

Sincerely,

Joshua Skarsgard

THE
Skarsgard Firm, P.C.

JOSHUA J. SKARSGARD, ESQ.
ATTORNEY AT LAW

8220 SAN PEDRO NE, SUITE 500
ALBUQUERQUE, NM 87113

GORDON L. SKARSGARD, ESQ.
ATTORNEY AT LAW

TEL: (505) 262-2323
FAX: (505) 998-9099

November 5, 2009

District 4 Coalition of Neighborhood Associations
Attention: Bambi Folk
6617 Esther NE
Albuquerque, NM 87109

FILE COPY

Dear Ms. Folk:

Please be advised that The Skarsgard Firm, P.C., represents the Applicant for an application for site plan for building permit for the real property described as a portion of Lot 13 and portions of Lots 20 and 21, Block 10, Unit 3 in North Albuquerque Acres ("Subject Site"). The Subject Site is located at the northwest corner of the Paseo del Norte and Wyoming Blvd. intersection just west of the Paseo Village shopping center and contiguous to the Holly Ave.

The Environmental Planning Commission of the City of Albuquerque requires that notification is made to all affected Neighborhood and/or Homeowner Associations anytime an application is submitted for a Site Plan for Building Permit.

Our application will be submitted on November 5, 2009 for a Site Plan for Building Permit for the Subject Site. The application being requested will make available the construction of a Mario's Pizza restaurant and approximately 8,000 square feet of retail "spec" space. The proposed buildings will comply with all design guidelines for the area and the adopted Sector Development Plan. The project will also share two points of access with the Paseo Village shopping center to the east generating a congruent traffic network that will be a benefit to the community and the patrons of the retail development. Below is my contact information. Please feel free to contact me with any questions or comments.

Joshua Skarsgard
The Skarsgard Firm, P.C.
8220 San Pedro NE Suite 500
Albuquerque, NM 87113
Phone: 505-262-2323
E-mail: josh@skarsgardfirm.com

Sincerely,

Joshua Skarsgard

THE
Skarsgard Firm, P.C.

JOSHUA J. SKARSGARD, ESQ.
ATTORNEY AT LAW

GORDON L. SKARSGARD, ESQ.
ATTORNEY AT LAW

FILE COPY

8220 SAN PEDRO NE, SUITE 500
ALBUQUERQUE, NM 87113

TEL: (505) 262-2323
FAX: (505) 998-9099

November 5, 2009

District 4 Coalition of Neighborhood Associations
Attention: Amy Whitling
P.O. Box 91343
Albuquerque, NM 87199-1343

Dear Ms. Whitling:

Please be advised that The Skarsgard Firm, P.C., represents the Applicant for an application for site plan for building permit for the real property described as a portion of Lot 13 and portions of Lots 20 and 21, Block 10, Unit 3 in North Albuquerque Acres ("Subject Site"). The Subject Site is located at the northwest corner of the Paseo del Norte and Wyoming Blvd. intersection just west of the Paseo Village shopping center and contiguous to the Holly Ave.

The Environmental Planning Commission of the City of Albuquerque requires that notification is made to all affected Neighborhood and/or Homeowner Associations anytime an application is submitted for a Site Plan for Building Permit.

Our application will be submitted on November 5, 2009 for a Site Plan for Building Permit for the Subject Site. The application being requested will make available the construction of a Mario's Pizza restaurant and approximately 8,000 square feet of retail "spec" space. The proposed buildings will comply with all design guidelines for the area and the adopted Sector Development Plan. The project will also share two points of access with the Paseo Village shopping center to the east generating a congruent traffic network that will be a benefit to the community and the patrons of the retail development. Below is my contact information. Please feel free to contact me with any questions or comments.

Joshua Skarsgard
The Skarsgard Firm, P.C.
8220 San Pedro NE Suite 500
Albuquerque, NM 87113
Phone: 505-262-2323
E-mail: josh@skarsgardfirm.com

Sincerely,

Joshua Skarsgard

THE
Skarsgard Firm, P.C.

JOSHUA J. SKARSGARD, ESQ.
ATTORNEY AT LAW

8220 SAN PEDRO NE, SUITE 500
ALBUQUERQUE, NM 87113

GORDON L. SKARSGARD, ESQ.
ATTORNEY AT LAW

TEL: (505) 262-2323
FAX: (505) 998-9099

November 5, 2009

FILE COPY

North Domingo Baca
Attention: Erik Bose
7200 Peregrine NE
Albuquerque, NM 87113

Dear Mr. Bose:

Please be advised that The Skarsgard Firm, P.C., represents the Applicant for an application for site plan for building permit for the real property described as a portion of Lot 13 and portions of Lots 20 and 21, Block 10, Unit 3 in North Albuquerque Acres ("Subject Site"). The Subject Site is located at the northwest corner of the Paseo del Norte and Wyoming Blvd. intersection just west of the Paseo Village shopping center and contiguous to the Holly Ave.

The Environmental Planning Commission of the City of Albuquerque requires that notification is made to all affected Neighborhood and/or Homeowner Associations anytime an application is submitted for a Site Plan for Building Permit.

Our application will be submitted on November 5, 2009 for a Site Plan for Building Permit for the Subject Site. The application being requested will make available the construction of a Mario's Pizza restaurant and approximately 8,000 square feet of retail "spec" space. The proposed buildings will comply with all design guidelines for the area and the adopted Sector Development Plan. The project will also share two points of access with the Paseo Village shopping center to the east generating a congruent traffic network that will be a benefit to the community and the patrons of the retail development. Below is my contact information. Please feel free to contact me with any questions or comments.

Joshua Skarsgard
The Skarsgard Firm, P.C.
8220 San Pedro NE Suite 500
Albuquerque, NM 87113
Phone: 505-262-2323
E-mail: josh@skarsgardfirm.com

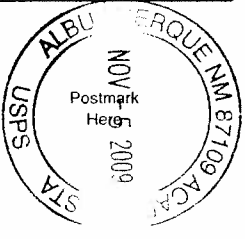
Sincerely,

Joshua Skarsgard

4539 4401 3000 0120 2002

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
 (Domestic Mail Only; No Insurance Coverage Provided)
 For delivery information visit our website at www.usps.com
OFFICIAL USE

Postage	\$ 0.44
Certified Fee	2.80
Return Receipt Fee (Endorsement Required)	2.30
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 5.54



Sent To Judie Pellegrino
 Street, Apt. No., or PO Box No. 8515 Murrelet NE
 City, State, ZIP+4 Albuquerque NM 87113
 PS Form 3800, August 2006 See Reverse for Instructions

4539 4401 3000 0120 2002

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
 (Domestic Mail Only; No Insurance Coverage Provided)
 For delivery information visit our website at www.usps.com
OFFICIAL USE

Postage	\$ 0.44
Certified Fee	2.80
Return Receipt Fee (Endorsement Required)	2.30
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 5.54

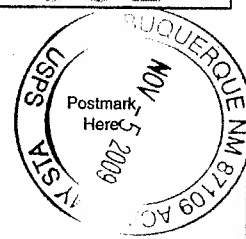


Sent To Erik Bose
 Street, Apt. No., or PO Box No. 7200 Peregrine NE
 City, State, ZIP+4 Albuquerque NM 87113
 PS Form 3800, August 2006 See Reverse for Instructions

4539 4401 3000 0120 2002

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
 (Domestic Mail Only; No Insurance Coverage Provided)
 For delivery information visit our website at www.usps.com
OFFICIAL USE

Postage	\$ 0.44
Certified Fee	2.80
Return Receipt Fee (Endorsement Required)	2.30
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 5.54

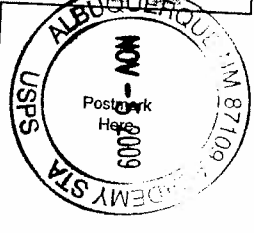


Sent To Amy Whiting
 Street, Apt. No., or PO Box No. PO Box 91343
 City, State, ZIP+4 Albuquerque NM 87199-1343
 PS Form 3800, August 2006 See Reverse for Instructions

4539 4401 3000 0120 2002

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
 (Domestic Mail Only; No Insurance Coverage Provided)
 For delivery information visit our website at www.usps.com
OFFICIAL USE

Postage	\$ 0.44
Certified Fee	2.80
Return Receipt Fee (Endorsement Required)	2.30
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 5.54

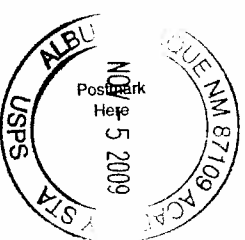


Sent To Nanci Carriveau
 Street, Apt. No., or PO Box No. 8309 Krim Dr. NE
 City, State, ZIP+4 Albuquerque NM 87109
 PS Form 3800, August 2006 See Reverse for Instructions

4539 4401 3000 0120 2002

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
 (Domestic Mail Only; No Insurance Coverage Provided)
 For delivery information visit our website at www.usps.com
OFFICIAL USE

Postage	\$ 0.44
Certified Fee	2.80
Return Receipt Fee (Endorsement Required)	2.30
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 5.54

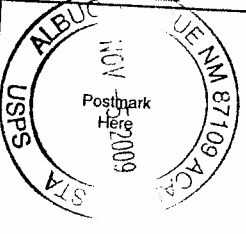


Sent To Bambi Folk
 Street, Apt. No., or PO Box No. 6617 Esther NE
 City, State, ZIP+4 Albuquerque NM 87109
 PS Form 3800, August 2006 See Reverse for Instructions

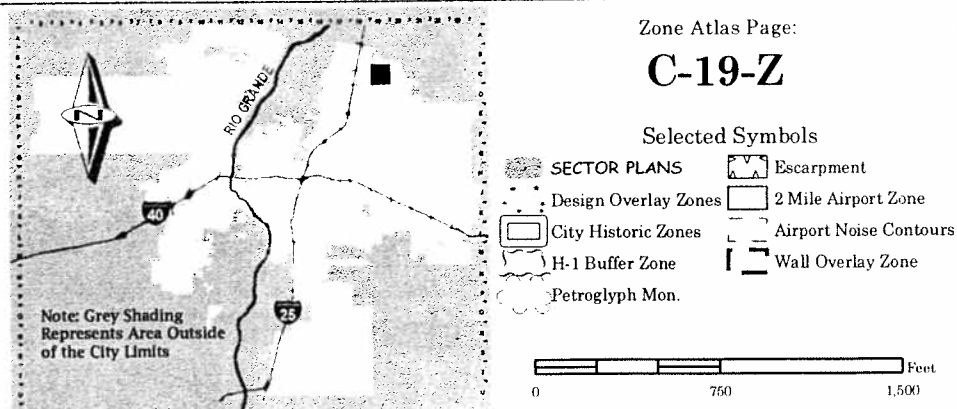
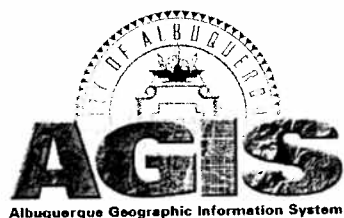
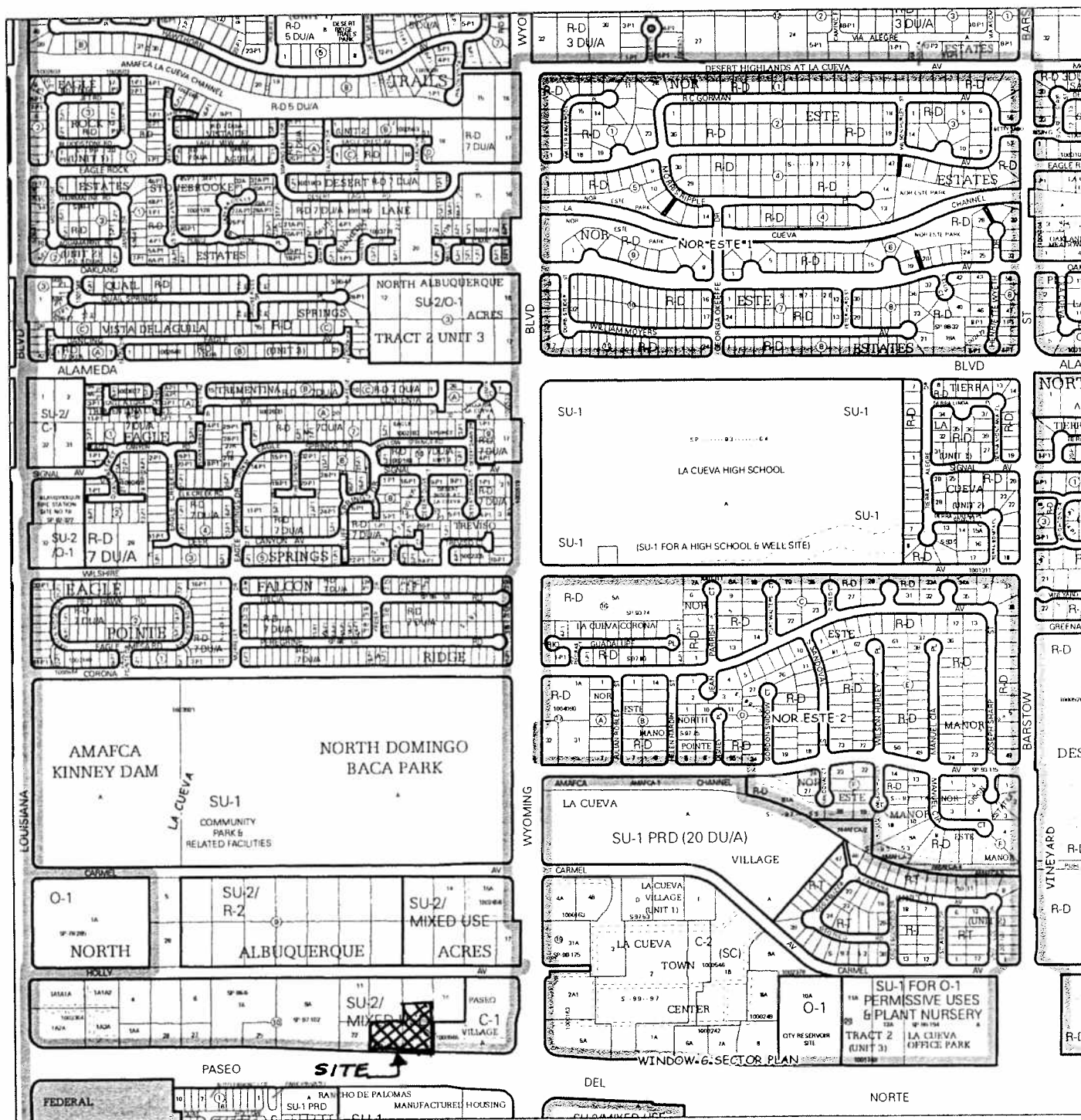
4539 4401 3000 0120 2002

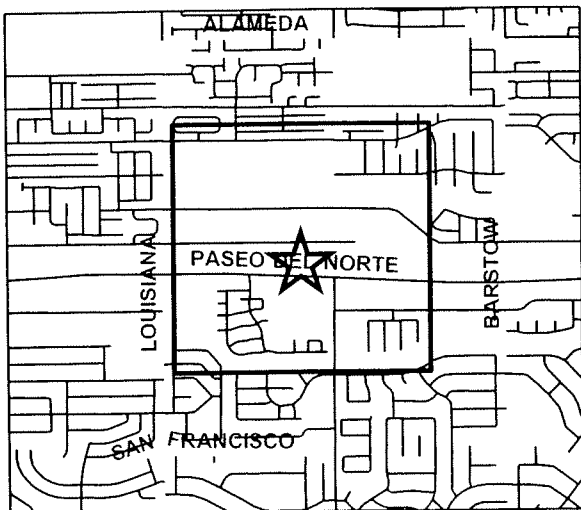
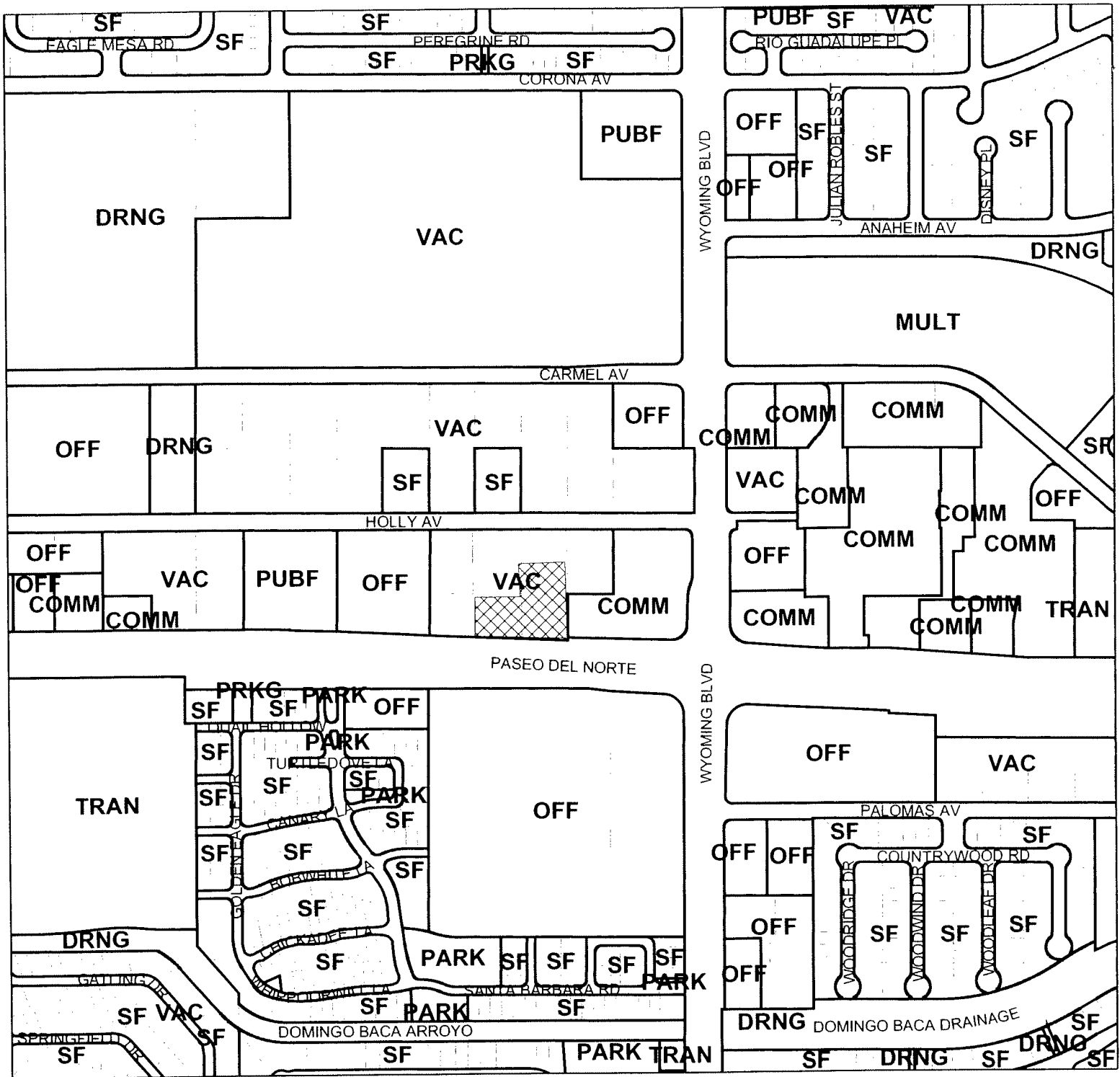
U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
 (Domestic Mail Only; No Insurance Coverage Provided)
 For delivery information visit our website at www.usps.com
OFFICIAL USE

Postage	\$ 0.44
Certified Fee	2.80
Return Receipt Fee (Endorsement Required)	2.30
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 5.54



Sent To Amy Wasko
 Street, Apt. No., or PO Box No. 7808 Callow NE
 City, State, ZIP+4 Albuquerque NM 87109
 PS Form 3800, August 2006 See Reverse for Instructions





LAND USE MAP

Note: Grey shading
indicates County.

KEY to Land Use Abbreviations

AGRI Agricultural
COMM Commercial - Retail
DRNG Drainage
MFG Manufacturing or Mining
MULT Multi-Family or Group Home
OFF Office
PARK Park, Recreation, or Open Space
PRKG Parking
PUBF Public Facility
SF Single Family
TRAN Transportation Facility
VAC Vacant Land or Abandoned Buildings
WH Warehousing & Storage



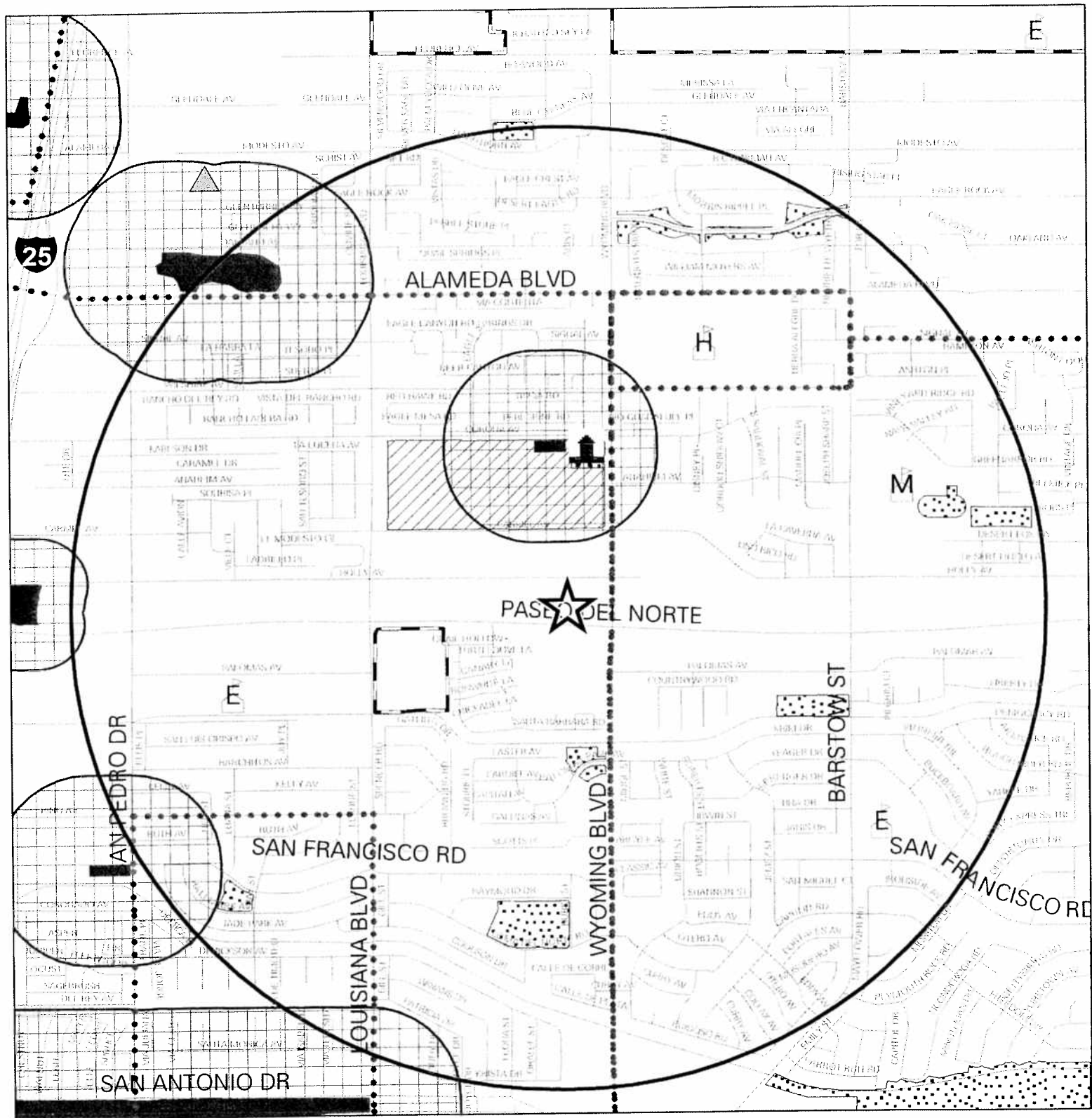
1 inch = 500 feet

Project Number:
1003532

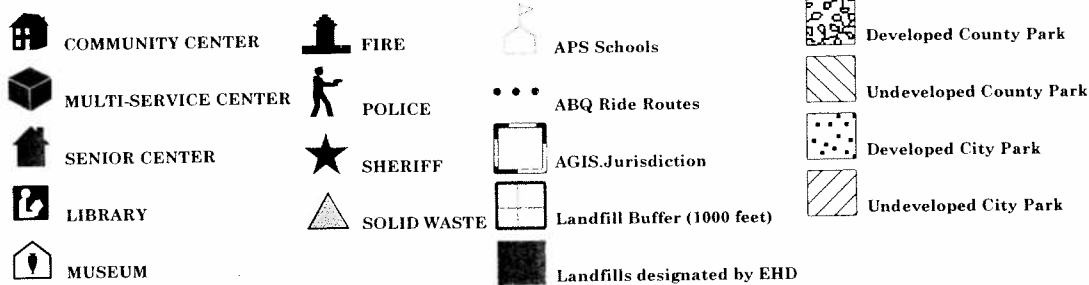
Hearing Date:
12/17/2009

Zone Map Page:
C-19

Additional Case Numbers:
09EPC-40063



Public Facilities Map with One-Mile Site Buffer



Project Number: 1003532

0 0.5 1 Miles